

**CITY OF LONG BEACH  
PLANNING COMMISSION AGENDA  
333 W. Ocean Boulevard – (562) 570-6321  
(562) 570-6068 FAX  
April 6, 2006  
CITY COUNCIL CHAMBER**

**PUBLIC HEARING**

1:30 PM

**CALL TO ORDER**

**ROLL CALL**

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,  
Winn

**PLEDGE OF ALLEGIANCE**

**MINUTES**

February 16, 2006

**SWEARING OF WITNESSES**

**Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.**

**GUIDE FOR PERSONS INTENDING TO SPEAK**

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

**Written Testimony**

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

## **CONSENT CALENDAR**

- |  |   |
|--|---|
| <b>1a. Case No. 0601-22</b><br>Condominium Conversion<br>CE 06-06<br><br>(Lemuel Hawkins,<br>Project Planner)<br><br>RECOMMENDATION: | <b>Subtec</b><br><b>Robert Vargo, Representative</b><br><b>3440 E. Ransom Street (Council District 4)</b><br><br>Request for approval of Tentative Tract Map No. 065188 to convert eight (8) residential dwelling units of an existing apartment building into condominiums.<br><br>Planning Commission approve Tentative Tract Map No. 065188, subject to conditions.            |
| <b>1b. Case No. 0512-06</b><br>Condominium Conversion<br>CE 05-261<br><br>(Steven Valdez,<br>Project Planner)<br><br>RECOMMENDATION: | <b>Prodigy Capital</b><br><b>c/o Rey Berona</b><br><b>1460 Obispo (Council District 4)</b><br><br>Request for approval of a Waived Parcel Map No. 064967 to convert eight (8) residential dwelling units of an existing apartment building into condominiums.<br><br>Planning Commission approve Waived Parcel Map No. 064967, subject to conditions.                             |
| <b>1c. Case No. 0601-31</b><br>Condominium Conversion<br>CE 06-13<br><br>(Steven Valdez,<br>Project Planner)<br><br>RECOMMENDATION:  | <b>Randy Morris</b><br><b>4801-4811 Clark Avenue (Council District 5)</b><br><br>Approval of Tentative Tract Map No. 065852, to convert an eleven (11) unit apartment building into ten (10) condominiums.<br><br>Planning Commission approve Tentative Tract Map No. 065852, subject to conditions.  |
| <b>1d. Case No. 0601-17</b><br>Condominium Conversion<br>CE 06-05<br><br>(Steven Valdez,<br>Project Planner)<br><br>RECOMMENDATION:  | <b>HCL Investment Properties, LLC</b><br><b>c/o Ron Hartmayer</b><br><b>1414 Coronado Avenue (Council District 4)</b><br><br>Request for approval of Tentative Tract Map No. 063797 to convert nine (9) residential dwelling units of an existing apartment building into condominiums.<br><br>Planning Commission approve Tentative Tract Map No. 063797, subject to conditions. |

- 1e. Case No. 0510-19**  
Tentative Tract Map  
CE 05-196
- (Steve Gerhardt,  
Project Planner)
- RECOMMENDATION:
- Rey Berona – ACB Real Estate**  
**1441 Locust Avenue (Council District 1)**
- Request for approval of Tentative Tract Map No. 063067 to convert eight (8) residential dwelling units into condominiums.
- Planning Commission approve Tentative Tract Map No. 063067, subject to conditions.
- 1f. Case No. 0512-13**  
Conditional Use Permit,  
Modification  
CE 05-166
- (Derek Burnham,  
Project Planner)
- RECOMMENDATION:
- Ciaran Gallagher**  
**2751 E. Broadway (Council District 3)**
- Conditional Use Permit to expand an alcohol license from beer and wine to full alcohol and modification of existing conditions approval.
- Planning Commission approve the Conditional Use Permit and Modification requests, subject to conditions.
- 1g. Case No. 0601-07**  
Zoning Ordinance Amendment  
CE 06-54
- (Lemuel Hawkins,  
Project Planner)
- RECOMMENDATION:
- City of Long Beach**  
**Citywide**
- Proposed Amendment to Title 21 (Zoning Ordinance) of the Long Beach Municipal Code to establish development standards for used automobile sales businesses in all commercially zoned and/or planned development districts.
- Planning Commission continue the case to the Planning Commission Hearing of May 18, 2006.

## **CONTINUED ITEMS**

- 2. Case No. 0508-23**  
Conditional Use Permit, Standards  
Variance, Administrative Use  
Permit  
CE 05-152
- (Lynette Ferenczy,  
Project Planner)
- RECOMMENDATION:
- Dr. Lawrence A. Lasisi, Pastor for Springs of Hope  
Christian Ministries**  
**1925 and 1951 Pacific Avenue (Council District 6)**
- Conditional Use Permit to allow the establishment of a church in the CNP Zone, a Standards Variance request for a reduced number of parking spaces and off-site parking without a deed restriction, and an Administrative Use Permit for off-site joint use parking.
- Planning Commission continue the case to the Planning Commission Hearing of May 4, 2006.
- 3. Case No. 0512-01**  
Conditional Use Permit  
CE 05-256
- (Lemuel Hawkins,  
Project Planner)
- RECOMMENDATION:
- Sprint/Nextel Communications, Inc.**  
**Suresite Consulting Group Authorized Agent**  
**Courtney Schmidt, Representative**  
**5290 Long Beach Boulevard (Council District 8)**
- A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a forty-five (45) foot high monopole antenna structure designed as a palm tree with accessory equipment.
- Planning Commission approve the Conditional Use Permit request, subject to conditions.
- 4. Case No. 0512-25**  
Conditional Use Permit  
CE 05-273
- (Lemuel Hawkins,  
Project Planner)
- RECOMMENDATION:
- Nextel Communications, Inc.**  
**Edward Gala, Representative**  
**5115 Atlantic Avenue (Council District 8)**
- A Conditional Use Permit to construct and maintain a ground-mounted cellular and personal communication services facility, consisting of a forty-seven (47) foot high monopole antenna structure designed as a palm tree with accessory equipment.
- Planning Commission deny the Conditional Use Permit request.

5. **Case No. 0507-22**  
Standards Variance, Local Coastal  
Development Permit  
CE 05-137

**Mark Milan**  
**2533 E. 2<sup>nd</sup> Street (Council District 2)**

(Jayme Mekis,  
Project Planner)

Appeal of the decision of the Zoning Administrator to deny a Local Coastal Development Permit and Standards Variance for oversize and over height accessory structure in the front yard setback (off Broadway) on a through lot.

RECOMMENDATION:

Planning Commission uphold the decision of the Zoning Administrator and deny the appeal.

## **REGULAR AGENDA**

6. **Case No. 0601-13**  
Zoning Ordinance Amendment  
CE 06-23

**City of Long Beach**  
**c/o James Goodin, Business Services Officer**  
**Citywide**

(Jeff Winklepleck,  
Project Planner)

Proposed Amendment to the Zoning Ordinance regarding home occupation uses and reclassifying painting contractors from a prohibited use to a permitted use.

RECOMMENDATION:

Planning Commission recommend that the City Council adopt the amendment to the Zoning Ordinance.

7. **Case No. 0404-13**  
Annual Review

**Boeing Realty Corporation**  
**c/o Deborah L. Stanley**  
**3855 Lakewood Boulevard (Council District 5)**

(Lynette Ferenczy,  
Project Planner)

Annual review of the Development Agreement between the City of Long Beach and Boeing (McDonnell Douglas Corporation).

RECOMMENDATION:

Planning Commission receive and review annual review statement.

## **MATTERS FROM THE AUDIENCE**

## **MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING**

- a. Updates:
  - 1) City Council Actions
  - 2) General Plan Update
- b. Preview of April 20, 2006 agenda
  - 2514 E. 6<sup>th</sup> Street                      4-unit Condominium Conversion
  - 1100 Walnut Avenue                  11-unit Condominium Conversion
  - 5000 Lew Davis Drive                Monopole at Veteran's Stadium (continued)
- c. Upcoming availability
- d. Training
- e. Other

## **MATTERS FROM THE PLANNING COMMISSION**

### **ADJOURN**

*The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.*